

Minutes of the Mansfield Conservation Commission
Regular Meeting, August 18, 2004
Conference Room B, Audrey P. Beck Building

Present: Denise Burchsted, Robert Dahn (Chair), John Silander, and Frank Trainor.

Absent: Jennifer Kaufman, Quentin Kessel, Lanse Minkler, and Robert Thorson.

Town Staff: Grant Meitzler (Inland Wetlands Agent).

1. The meeting was called to order at 7:38 PM.
2. The draft minutes of the July 21, 2004 meeting were reviewed. They were approved on a motion by Trainor and seconded by Silander.
3. Dahn reported that Betsey Wingfield, Acting Director of the Planning and Standards Division of the Bureau of Water Management at the DEP, will be attending the September meeting to discuss DEP's aquifer protection regulations and Mansfield CC's concerns.
4. Silander reported that the Fenton River water levels were low.
5. Torrey boundary marking update: Dahn reported that he needs to do some research for one abutting parcel to the to complete the boundary marking. All other boundaries have been marked.
6. Dahn reported that the electronic trail guides are in progress, and the trails on the Chapin property have been recorded by GPS.
7. IWA/PZC Referrals:
 - a) W1268 - Minor - North Eagleville Rd. Map date 7/19/04. This application is for a deck replacement. Dahn moved and Burchsted seconded that there should be no significant negative impact on the wetlands or Eagleville Brook if proper erosion control measures are placed between the site and the stream. The motion passed unanimously.
 - b) W1269 & PZC 1221 - Grand Shart LLC - Cedar Swamp Road. Map date 7/26/04. This application is for a 4-lot subdivision of a 16.13-acre parcel. After reviewing the plan the commission offered the following comments:
 - Regarding the Conservation Easement: There is a triangle of land that at the eastern edge of the easement that is cut off by the proposed driveway to Lot 4. The commission would like to see that triangle be removed from the easement, and an equivalent area of upland contiguous to the conservation area be added.

- Stone walls: The CC is pleased to see the plan incorporate the existing stone walls to serve as breaks between proposed building and existing wetlands/buffers.
- Cluster housing: The CC is disappointed that this application uses the new cluster housing regulations without following the spirit of the regulations for the purpose of conserving open space.
- Lot 3 reserve septic area: The CC recommends that the reserve septic area for lot 3 be moved to the house side of the stone wall. In the event that this septic area should be needed, the stone wall will likely need to be disturbed as proposed.
- Old Tolland Tpke: Some concern was expressed regarding preservation of the public's right-of-way on the old road, which is crossed by the proposed driveway to Lot 4.

c) W1270 - Town of Mansfield - Clover Mill Rd. Map date 6/18/04. This application is for road improvements. The CC expressed disappointment at the unattractive nature of the improvements, particularly of the steel guardrail, given that this portion of road serves as a scenic gateway to the Schoolhouse Brook Park / conservation area.

d) W1271 - Peterson-Blinn - Mansfield City Rd. Map date 7/8/04. This application is for a new house in the wetland buffer, with a new parcel being created using the "free cut." After reviewing the plans, the CC had the following questions:

- It appears that the parcel to remain will not have adequate frontage to be buildable. Is this acceptable?
- The free cut appears to create three parcels: the existing house lot, the proposed lot, and the remaining parcel. Does this meet the requirements of the free cut regulations?

In addition to the above questions, the CC offered the following comments:

- The proposed walkway cuts through an existing stone wall, which appears to minimize the impact to the wall.
- The CC expressed surprise that the house should be placed so far back on the lot, without investigation of the existing cleared area closer to the road.

8. Regarding the UConn Hazardous Waste Storage Facility: Burchsted suggested, and the CC agreed, to write a letter to Richard Miller at UConn expressing appreciation that the proposed site is located outside of the Fenton River aquifer.

9. The meeting was adjourned at 9:00 PM.

Respectfully submitted,

Denise Burchsted, Acting Secretary